

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 27 October 2020

TIME COMMENCED: 6:10 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT

PRESENT: MAYOR:

Jo Sjoblom

COUNCIL MEMBERS:

**Hayley Alberts
Blair Halverson
Angie Petty
Quin Soderquist
Wayne Winsor**

CITY PLANNER:

Barry Burton

CITY RECORDER:

Lisa Smith

CITY MANAGER:

David Larson

CITY ATTORNEY:

Jayme Blakesley

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Ron & Karen Andersen, Paul Sturm, Emily Poff, Corinne Johnson, Amy Mitchell, Lillyann Livingston, and Lexi Alberts.

Mayor Sjoblom called the meeting to order and welcomed those in attendance.

1. PLEDGE OF ALLEGIANCE: Councilman Halverson

2. PRAYER: Councilwoman Alberts

3. CORONA UPDATE: Mayor Sjoblom reported South Weber City currently has 26 active cases of COVID with 135 total cases. This is the third highest active case rate in Davis County. The statistics show hospitals are getting better at treating COVID with fewer deaths. In the past eight months, 1/3 of residents in Davis County have been tested with over 100,000 tests given. Davis County is averaging 119.6 cases/day (in a month, the county has doubled the number of cases). Davis County is in High Risk (Transmission) Category and is recommending limiting social gatherings to 10 or fewer with masks required in all indoor settings. The Davis County Health Department is preparing a drive through clinic for mass vaccinations. Hopefully, there will be a vaccine by the end of the year for long-term care patients and health care workers.

Youth City Council Presentation: Youth Mayor Emily Poff, along with historian Lillyanne Livingston, and Member Alexia Alberts presented a plan to raise the morale of South Weber Citizens by focusing on gratitude. There will be a social media campaign and a box available at

City Hall for people to share what they are thankful for. The Youth Council will represent each entry with a “light”. They hope to fill the trees with gratitude lights.

4. PUBLIC COMMENT: Please respectfully follow these guidelines:

- a. Individuals may speak once for 3 minutes or less**
- b. Do not make remarks from the audience**
- c. State your name and address**
- d. Direct comments to the entire Council (Council will not respond)**

Amy Mitchell, 1923 Deer Run Drive, commented she read through the proposed General Plan and would like to address the following. First, she expressed it is an improvement from a meeting she attended last year. Second, she was grateful the citizens were awakened to what was proposed and got involved. She felt the General Plan was now a reflection on how, over time, the vision of the citizens, Planning Commission, and City Council were brought together. Third, she indicated there are over two pages dedicated in the General Plan for the environmental conditions in the city and there is only one small paragraph about 1900 East. She wanted more attention and verbiage added to the 1900 East Street section. She related there was more public comment and input in the two surveys concerning 1900 East and the General Plan should reflect why this road was shot down. She requested the City Council treat it the same way as 7800 South and explain why this road should not be built and represent the opposition to it in the General Plan. Finally, she asked, as an action item, that a letter be sent to the entities who still believe this is a viable road in the future. (See CI #1 Mitchell)

Corinne Johnson, 8020 S. 2500 E., conveyed that the process for the General Plan should reflect the public involvement or reference where people can find public record. She communicated it is important for individuals to be able to go back and review public comments, surveys, and such that took place in the General Plan process. She hoped the City Council would keep the limited R-7 Zone in the General Plan, make sure green space is available, and keep annexation correct for future generations.

PRESENTATIONS:

5. Property Acquisition Proposal by Ron and Karen Anderson: Ron and Karen Anderson requested purchasing an 1,829.16 sq. ft. vacant parcel of land abutting their property from South Weber City. Karen expressed it would be a benefit to them and the City aesthetically. They would like to make the property line straight from the triangular piece already in their possession. They have already been taking care of this property by keeping down the weeds. Karen mentioned Councilman Halverson, City Engineer Brandon Jones, and City Manager David Larson have visited the location and discussed this proposal with them. Karen announced they are offering \$4,500.00 for the approximate 1,829.16 sq. ft. Ron commented they are willing to pay all the costs involved in the purchase of the property including the preparing of the deed and any recording fees as Karen works for a title company. Ron inquired if the City is planning on installing a fence. David reported the Parks and Recreation Committee have discussed the installation of a fence, but a decision hadn't been made yet. Karen acknowledged they would be willing to share the cost of the fence.

ACTION ITEMS:**6. Approval of Consent Agenda**

- a. September 29, 2020 Minutes**
- b. September Check Register**
- c. August Budget to Actual**

Councilman Soderquist discussed page 14 from the 29 September 2020 minutes. It was his understanding that there was not going to be “no parking” signs on 475 East. The City Council agreed. David pointed out the final CUP will be updated with that amendment.

Councilman Halverson moved to approve the Consent Agenda. Councilman Soderquist seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

7. Resolution 2020-45: Final Plat for South Weber Drive Commercial Subdivision 2nd

Amendment: Mayor Sjoblom explained in 2016, Dan Murray subdivided 4.23 acres into two commercial lots at approximately 2572 E South Weber Drive. In 2019, that subdivision was amended to provide an additional lot of 0.6 acres for Alpha Coffee. A second amendment is being proposed at this time for 0.5 acres to create a fourth lot to house Jensen Salon at approximately 2530 E South Weber Drive. The City Planner and the City Engineer have analyzed all forms presented and found all conditions of City Code met and relayed their findings to the Planning Commission. The Planning Commission held a public hearing for the proposed amendment on the 8 October 2020 and gave a favorable recommendation for approval by the City Council.

City Engineer Brandon Jones’ review of 9 October 2020 is as follows:

“Our office has completed a review of the Final Plat (dated September 22, 2020) for the South Weber Drive Commercial Subdivision 2nd Amendment. All comments under “Background” are included just for information.

BACKGROUND

E1. Site Plan Approval. The current proposed use for Lot 3 of this plat is a building with salon suites. The Planning Commission has determined this use to be “similar and compatible” with the other permitted uses in the C-H zone (see section 10-5H-4: PERMITTED USES in the City Code). As a permitted use, the Planning Commission is responsible for granting or denying final approval of the site and improvement plans.

E2. Subdivision Approval. The City Council is responsible for granting or denying final approval of the subdivision plat. The Planning Commission recommended approval of the plat at their October 8, 2020 meeting.

E3. UDOT Approval. There are three accesses on the north side of South Weber Drive that were approved by UDOT back in 2015 and constructed shortly thereafter. All of these have a 40’ wide driveway. The access that lines up with the eastern charter school driveway will be put into use as a part of this project.

E4. South Weber Drive Striping. As part of the final site plan approval with the Planning Commission, the striping on South Weber Drive will need to be modified to accommodate the new driveway and corresponding approval received from UDOT.

PLAT

E5. No Comments.

RECOMMENDATION

E6. Based on our review, the requirements for Final Approval of the subdivision plat have been met. Therefore, we recommend approval, subject to the Planning Commission granting approval of the Final Site and Improvement Plans.”

Councilman Halverson moved to approve Resolution 2020-45: Final Plat for South Weber Drive Commercial Subdivision 2nd Amendment. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

8. Ordinance 2020-04: General Plan

Mayor Sjoblom reported the Planning Commission began reviewing the General Plan in early 2019. A survey and open house were held with their recommended changes in October 2019. The Council and Commission met repeatedly to review the survey results and created a second draft which was presented for comments in June 2020. On September 10, 2020, the Planning Commission prepared the final draft and held a public hearing on October 8, 2020.

Councilman Soderquist inquired why the gravel pit on the east side is proposed commercial recreation and the west side is not. David replied it is based on conversations with both companies. Geneva plans on using their property for an extended period. Councilman Soderquist suggested the maps identify the county boundary amendments which were recently made. David pointed out there are still ongoing discussions regarding boundaries and the maps can be amended when all issues are resolved. City Attorney Jayme Blakesley suggested proceeding with the General Plan but prior to making zoning district changes with entitlements that flow from that, the City would make sure boundaries are accurate.

Councilman Soderquist questioned the R-7 Zone near Petersen Assisted Living. Councilman Halverson indicated this property is currently zoned R-7. Councilman Soderquist wondered if the interest level of trails should be identified. David suggested ranking the trails according to priority. Councilman Halverson struggled with prioritizing the trails and how difficult that may be. Councilwoman Petty voiced individuals’ expectation that their backyard is private, and the canal trail negates that right. Councilwoman Alberts reviewed a bill that would force owners to have trails through their property. Mayor Sjoblom reported bill did not pass.

Councilwoman Petty pointed out line 199 refers to mixed use. David stated that must remain because of the Lofts development.

Councilwoman Alberts referred to the projected land use map and the cloudy area east of the posse grounds. Brandon clarified it refers to general locations which might be considered for patio homes. David expressed it doesn’t mean patio homes are required or guaranteed. Councilman Halverson advised the cloudy area allows for options.

Councilwoman Alberts proposed adding some history for the water tank road. She pronounced the Council is doing a disservice to the citizens if they don’t include it. She wanted the proposal for 1900 East and South Bench Drive referenced so that it is clear for the future City Councils

and Planning Commissions. Councilman Halverson communicated any mention should be simple. Councilwoman Petty favored adding more narrative to South Bench Drive, 1900 East, etc. Mayor Sjoblom asked if a link would help because there is so much information, but others were concerned that links can change.

Councilwoman Alberts proposed adding “in 2019-2020 two new roads were proposed on the General Plan that would connect South Weber City to Layton City. The road (formerly known as South Bench Drive) would begin on the west end of the city and eventually connect to 1900 East where the road would continue south leading to the City’s water tank and then to Layton City. After the first round of public feedback, there was significant opposition to a connection to Layton City via South Bench Drive. Following the second round of public feedback, there was opposition to a connection via the water tank road but removing South Bench Drive. In both rounds of public feedback, the majority of citizens was against any connection to Layton City. These concerns included: safety, additional traffic, and slope stability, among others. Because of this feedback both South Bench Drive and a connection to Layton City via the water tank road were removed from the General Plan.”

Jayne explained the ordinance will be permanent and part of public record, but not part of the plan document. One option for adding that language would be to include a “whereas” clause into the ordinance and then it would be recorded. Councilwoman Petty declared it is important to have the narrative in the General Plan itself so that it is very clear. Councilman Soderquist mentioned in years to come nobody will know what South Bench Drive was.

Councilwoman Alberts asked about future sidewalk locations on the maps. City Engineer Brandon Jones explained there are dashed lines identifying sidewalks. Councilwoman Alberts brought up the property next to Morty’s Carwash and the fact that citizens are not in favor of townhomes. She suggested the possibility of patio homes for this area. Councilman Winsor encouraged this property should be a transition from commercial to residential. He recounted the property owner is requesting R-7. Councilman Halverson suggested putting the patio home cloud in this area as well. Councilwoman Alberts agreed with patio homes. Mayor Sjoblom asked if everyone agreed to leave the parcel commercial but include a cloud for patio home consideration.

Discussion took place regarding the canal trail. Councilman Winsor preferred having it as an option and keeping it on the map. Councilman Halverson shared that opinion. Councilman Soderquist suggested identifying it on the map but noting in the narrative that there are residents who aren’t in favor of it. Mayor Sjoblom reviewed three Council Members are in favor of keeping it on the map. Jayne relayed if it is not on the General Plan, it will limit available funding for it.

Councilman Winsor suggested the General Plan include a paragraph for discussion on the 1900 East connection to Layton City. Councilwoman Alberts suggested referencing survey results. Councilman Winsor recommended including meeting dates for those who are seeking more detail. David stated the dates would reference meetings minutes and what was discussed on those dates.

Councilman Winsor petitioned amending the Open Lands Section line 616 by removing “or may just have no recommended use” and adding “or” after terrain. The Council agreed. He also

wanted to amend line 624 to remove “the City is the steward of” and add “for which the City is responsible”. Councilwoman Petty entreated line 765 be amended from “should” to “could”. She desired amending line 771 concerning the location “It is encouraged that the trail be located above the Weber Basin Job Corps”. She would rather the trail go on the road in front of her home versus behind her home. It was suggested “The trail has potential to be located above Weber Basin Job Corp or potential to be located on 2725 East”. Councilman Halverson urged the trail would be better above Weber Basin Job Corp, but he didn’t mind including both options. The Council concurred.

Councilwoman Petty referenced the Projected Land Use Map and wanted her property to be green instead of red. Councilman Winsor indicated it would stay as is if she maintained ownership. The Council agreed to leave it.

David reviewed the recommended amendments to the General Plan:

- Line 126 – include date of adoption
- Add public input dates
- Add reference to the connection to Layton City in the Transportation Section
- Add future sidewalk at Cambridge Crossing
- Change 2700 East underlying zone to commercial highway zone with a patio home cloud
- Line 615-616 - remove “*or may just have no recommended use*” and add “*or*” after terrain
- Line 624 to remove “*the City is the steward of*” and add “*for which the City is responsible*”
- Line 765 replace “*should*” with “*could*”
- Line 771 amend to read “*The trail has potential to be located above Weber Basin Job Corp or potential to be located on 2725 East*”
- Verify the correct ordinance number for adoption.

Councilman Winsor moved to table Ordinance 2020-04 (or 05) to allow for amendments as outlined by David Larson to be made to the South Weber City General Plan. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

REPORTS:

9. New Business

CARES Act Funds: Councilwoman Alberts investigated if there is a plan for the budgeted funds which will be covered by CARES money. David reported it hadn’t been discussed the total amount is still unknown. It will become a larger budget conversation with the City Council at some point.

Annual Training: Councilman Winsor asked about annual training. David reported in January 2020 there was an open and public meeting training which met the requirement.

2100 East & South Weber Drive: Mayor Sjoblom received requests for turning lane striping at the intersection of 2100 East and South Weber Drive. David will work with Brandon, Mark, and UDOT.

10. Council & Staff

Mayor Sjoblom: revealed on 14 October 2020 the Davis and Weber County Commissions met to discuss proposed Davis and Weber County boundary adjustments. Four acres at the RV Park development are now officially in Davis County. Approximately four acres to the south of the Uintah Business Park (North of I-84) are now in Weber County. This change cleans up the boundary lines and allows those areas to be better serviced by those counties.

Mayor Sjoblom reported Hill Air Force Base (HAFB) is conducting a Compatible Use Plan Interactive Virtual Open House from now until 4 November 2020. Individuals may go online and provide input on interactive maps. Information for participation is found on the South Weber City's website and social media. For example, noise contours from F-35's don't include any of South Weber City. If you don't agree, she encouraged giving input on the map.

Councilman Halverson: disclosed the Public Safety Committee met and Fire Chief Tolman will be putting together a meeting for the CERT program. David announced paramedic service in the City will need to be discussed within the next 6 months. The county is moving in that direction and putting together documents for cities.

Councilwoman Alberts: announced the Public Relations Committee will be meeting next week.

Councilwoman Petty: shared the Youth City Council met. She urged everyone to go on social media and state things you are grateful for. The Parks and Recreation Committee met today and will soon be presenting plans for Canyon Meadows Park. She recounted a recent incident and thanked Geneva Gravel Pit for cleaning up their debris promptly.

Councilman Winsor: advised Utopia will be making another presentation regarding fiber networks.

City Manager David Larson: communicated he attended a conference last week. He received many good ideas which he will discuss in the future. The Cobblestone court hearing was continued 16 November 2020. Davis County animal control has a new director and is discussing future needs.

Councilman Soderquist moved to go into a closed session held pursuant to the provision of UCA section 53-4-205(1)(d) to discuss the purchase, exchange, or lease of real property at 8:17 p.m. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

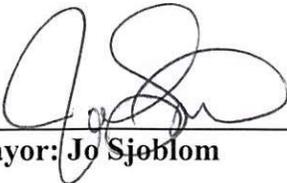
CLOSED SESSION held pursuant to the provision of UCA section 52-4-205(1) (d)

11. Discussion of the Purchase, Exchange, or Lease of Real Property

12. Return to Open Session and Adjourn

Councilman Winsor moved to return to open session at 8:58 p.m. Councilwoman Soderquist seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

ADJOURN: Councilwoman Petty moved to adjourn the Council Meeting at 8:58p.m. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

APPROVED:  _____ Date 11-17-2020
Mayor: Jo Sjoblom


Michelle Clark (Nov 18, 2020 15:45 MST)

Transcriber: Michelle Clark

Attest: 
City Recorder: Lisa Smith

CC 10-27 sig

Final Audit Report

2020-11-18

Created:	2020-11-18
By:	Lisa Smith (lsmith@southwebercity.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUJmjmg18SLhLleqm5Pff3zZ62YAMJBP

"CC 10-27 sig" History

-  Document created by Lisa Smith (lsmith@southwebercity.com)
2020-11-18 - 8:44:48 PM GMT- IP address: 74.92.245.241
-  Document emailed to Michelle Clark (mclark.1166@gmail.com) for signature
2020-11-18 - 8:45:14 PM GMT
-  Email viewed by Michelle Clark (mclark.1166@gmail.com)
2020-11-18 - 8:45:23 PM GMT- IP address: 64.233.172.32
-  Document e-signed by Michelle Clark (mclark.1166@gmail.com)
Signature Date: 2020-11-18 - 10:45:55 PM GMT - Time Source: server- IP address: 67.177.3.150
-  Agreement completed.
2020-11-18 - 10:45:55 PM GMT

Amy Mitchell

[CC 2020-10-27 CI #1 Mitchell](#)

1923 Deer Run Drive

Dear Mayor and City Council Members,

Well, here we are! It's been a crazy long year and a half!

As I read through the proposed General Plan, I would like to address a few things.

First: it is such an improvement from what was introduced in a meeting that I just happened to attend last year. I had no idea what the GP was or why my neighbors were telling me about it, other than the 1900 E connection was being proposed again!

Second: Section 1 about Citizen Involvement reads... I'm sure that when this was written there was no idea on just how involved the citizens would become. How grateful I am that the citizens were awakened to what was being proposed. This GP is a reflection on how, over time, a lot of our vision and the vision from the PC and CC were brought together. Is it perfect, no, but it is greatly improved!

Third: We have over 2 pages dedicated in our GP for the environmental conditions in our city and yet only 1 very small 5 line paragraph about the topic that was the most hotly discussed agenda item I've witnessed in my almost 20 years living here in SW. I would like to see more attention and verbiage added to the 1900 E. Street section. We had more public comment and input in the 2 surveys as well as countless public comment. I think more should be covered in there about why this road was not only shot down, but why it needs a proper burial once and for all! The citizens have spoken and I believe that all future councils should just have to take a glance at this document to see why they shouldn't bother spending good tax payer money on chasing after someone's pet project when it should not now or ever be built!

Please treat it in the same way as the 7800 South road. Explain why this road should not be built and represent the opposition to it in the GP.

Finally, I ask again as an action item... that the letter has been drafted and sent to the countless entities who still believe this is a viable road in the future!! I ask you all to please go out and undo the promises made for this connection.

Thank you,

Amy Mitchell

CC 2020-10-27 CI #2 Losee

From: [Julie](#)
To: [Public Comment](#)
Subject: City council meeting - 10/27/2020 - public comments - general plan
Date: Tuesday, October 27, 2020 5:10:02 PM

I'm very disappointed in the verbiage (Or lack of verbiage) regarding 1900 E. That cake Back from the planning commission - I feel it does a huge disservice to the citizens and staff for all of the many hours that have been spent with public comments through many planning commission meetings as well as City Council meetings through 2 iterations of the General plan survey and more effort and inclusions of the many causes for concerns needs to be reflected on the general plan write-up for future enlightenment and understanding.

Julie Losee
2541 E 8200 S

Sent from my iPhone